



TOWN OF WEST HARTFORD

DEPARTMENT OF COMMUNITY
DEVELOPMENT
PLANNING DIVISION
TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CT 06107-2431
TEL: 860.561.7555 FAX: 860.561.7504
www.westhartfordct.gov

PLANNING & ZONING DIVISION
Town of West Hartford, CT

FEB 22 2019

RECEIVED

PERMIT APPLICATION FOR INLAND WETLANDS & WATERCOURSES
ACTIVITY: (check one of the following)

☒ MAP AMENDMENT

☐ REGULATED ACTIVITY

File #: IWW #1099

Date Received: 2/22/19

Street Address of Proposed Activity: 1678 Asylum

Zone: _____ Acreage/Lot Area: _____ Parcel/Lot#: _____

Application Fee: \$660.00 Surcharge Fee: \$600.00 Affidavit Fee: \$20.00

Applicant's Interest in Property: Owner

Brief Description of Proposed Activity: Updating wetland map near athletic facility

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)

University of Saint Joseph
Record Owner's Name

1678 Asylum Avenue
Street

West Hartford CT 06117
City State Zip

860.231.5220
Telephone #

Contact Person:

Shawn Harrington - SVP Finance and Strategy
Name

1678 Asylum Avenue
Street

West Hartford CT 06117
City State Zip

860.231.5220 sharrington@usj.edu
Telephone # Email Address

Same
Applicant's Name

Street

City State Zip

Telephone #

Applicant's Signature

Signature of Owner/Authorized Agent

SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC.

95 Silo Drive * Rocky Hill * Connecticut * 06067 * (203) 272-7837 * ssesinc@yahoo.com

WETLANDS/WATERCOURSES AND SOIL REPORT

The Bongiovanni Group, Inc.
Attn: Alan Bongiovanni
170 Pane Road, 2nd Floor
Newington, CT 06111

SSES Job No: 2019/18-16B-CT-WHA
Client Job No:
Site Inspection Date: January 10 & 16, 2019

PROJECT TITLE AND LOCATION: Area around track athletic field at University of Saint Joseph,
1678 Asylum Avenue, West Harford, CT

IDENTIFICATION OF WETLANDS AND WATERCOURSES RESOURCES

WETLANDS AND WATERCOURSES PRESENT ON PROPERTY: Yes XX No

Wetlands: Inland Wetlands XX Watercourses: Streams XX

Tidal Wetlands Waterbodies

Remarks:

VEGETATION COMMUNITIES PRESENT IN WETLANDS

Forest XX Sapling/Shrub XX Wet Meadow Marsh Field/Lawn XX

SOIL MOISTURE CONDITION

Dry

Moist XX

Wet XX

WINTER CONDITIONS

Frost Depth: 0-3 inches

Snow Depth: None inches

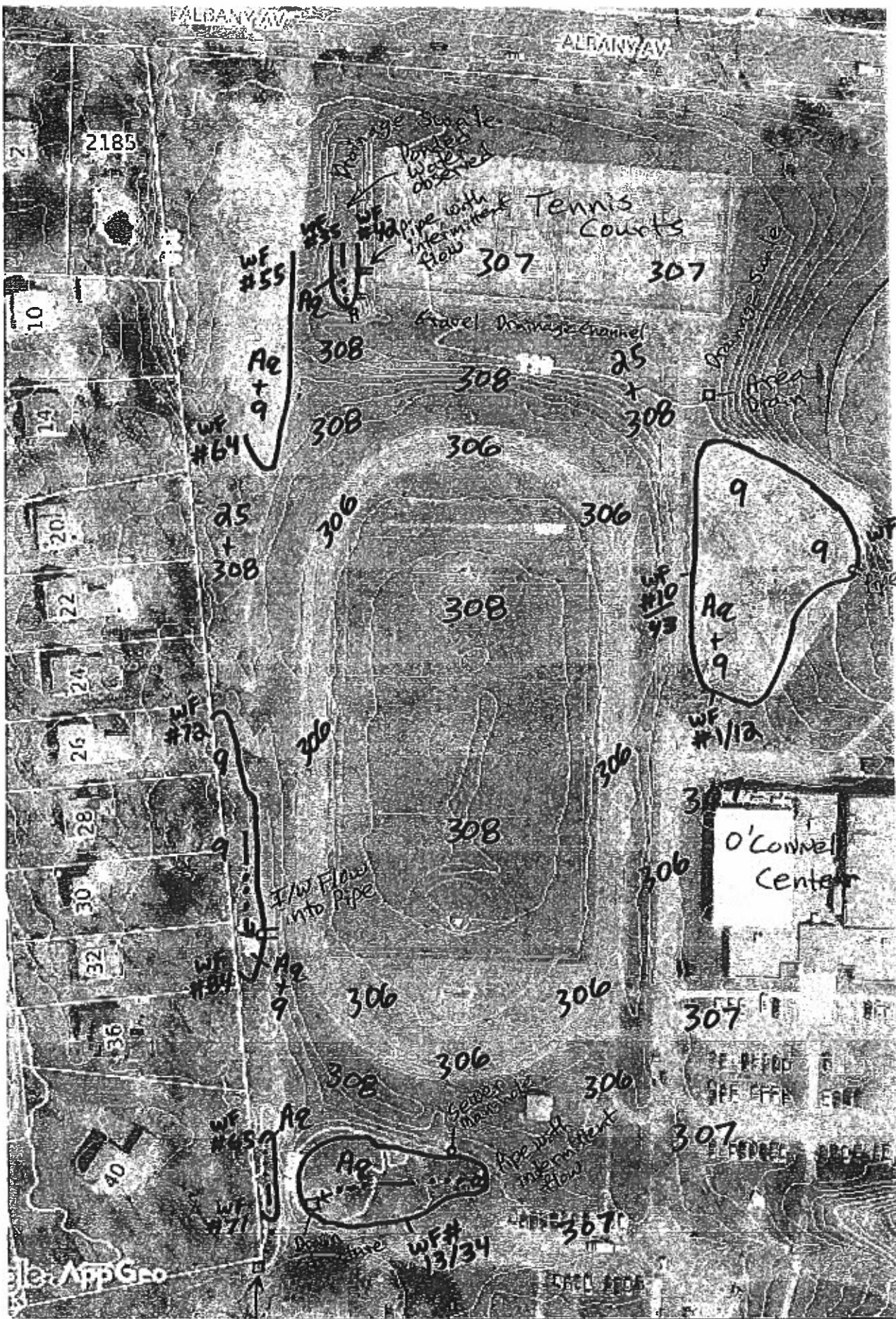
The classification system of the National Cooperative Soil Survey, USDA, Natural Resources Conservation Service and the State Soil Legend were used in this investigation. The investigation was conducted by the undersigned Registered Soil Scientist. A sketch map showing wetland boundaries and the numbering sequence of wetland markers, watercourses and soil types in both wetland and non-wetlands are included with this report. After the wetland boundary and/or watercourse flags have been located/plotted by the surveyor, it is recommended that a copy of the survey map be sent to our firm for review. All wetland boundary lines established by the undersigned Registered Soil Scientist are subject to change until officially adopted by local, state or federal regulatory agencies.

Respectfully Submitted by

SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC.

Scott D. Stevens

Scott D. Stevens
Registered Professional Soil Scientist



SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC.

95 Silo Drive * Rocky Hill * Connecticut * 06067 * (203) 272-7837 * ssesinc@yahoo.com

DEFINITIONS AND METHODOLOGY FOR IDENTIFICATION OF STATE REGULATED WETLANDS & WATERCOURSES

Wetlands and watercourses are regulated in the State of Connecticut by the Connecticut General Statutes, Chapter 440, sections 22a-28 to 22a-45. The Statutes are divided into the Inland Wetlands and Watercourses Act (sections 22a-36 to 22a-45) and the Tidal Wetlands Act (sections 22a-28 to 22a-35). Inland Wetlands "means land, including submerged land, not regulated pursuant to sections 22a-28 to 22a-35, inclusive, which consists of any of the soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soils Survey, as may be amended from time to time, of the Natural Resources Conservation Service (NRCS) of the United States Department of Agriculture" section 22a-38(15).

Watercourses "means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, public or private which are contained within, flow through or border upon this state or any portion thereof, not regulated pursuant to sections 22a-28 to 22a-35, inclusive. Intermittent watercourses shall be delineated by a defined permanent channel and bank and the occurrence of two or more of the following characteristics: (A) Evidence of scour or deposits of recent alluvium or detritus, (B) the presence of standing or flowing water for a duration longer than a particular storm incident, and (C) the presence of hydrophytic vegetation" section 22a-38(16).

Tidal Wetlands are defined as "those areas which border on or lie beneath tidal waters, such as, but not limited to banks, bogs, salt marsh, swamps, meadows, flats, or other low lands subject to tidal action, including those areas now or formerly connected to tidal waters, and whose surface is at or below an elevation of one foot above local extreme high water; and upon which may grow or be capable of growing some, but not necessarily all of the following:" (includes plant list) section 22a-29(2).

METHODOLOGY FOR IDENTIFICATION OF SOILS, WETLANDS & WATERCOURSES

1) **SOILS IDENTIFICATION**: Soils are investigated by digging test holes with a spade and auger. Test holes are typically dug to depths of between 15 and 40 inches. Based on soil features, including coloration patterns, texture and depths to restrictive layers, the soils are identified by soil series name utilizing the classification system of the National Cooperative Soil Survey. Soil series map numbers correspond with the State Soil Map Legend established by USDA, NRCS in the State of Connecticut Soil Survey. For further soils information, refer to the NRCS website for CT: www.ct.nrcs.usda.gov

2) **INLAND WETLAND DELINEATION**: Soil test holes and borings are made in selected areas in order to determine the lateral extent of Inland Wetlands. The boundaries of the Inland Wetlands are identified in the field and delineated with consecutively numbered survey tapes, unless instructed by the client to only map wetland boundaries for planning purposes. The approximate locations of the wetland boundaries are hand drawn onto a map and are included with the wetlands report.

3) **IDENTIFICATION OF WATERCOURSES**: Very often the locations of ponds, streams and rivers are already shown on a survey map. If a watercourse is absent from a survey map, then survey tapes, labeled "watercourse" or "intermittent watercourse" are placed along the channel and the approximate location of the watercourse is also sketched onto the map.

4) **TIDAL WETLANDS DELINEATION**: Tidal Wetlands are identified based on a predominance of tidal wetland plants and observation of physical markings or water laid deposits resulting from tidal action. Tidal Wetland boundaries are delineated by locating the upland limits of those plants listed in section 22a-29(2) to the extent that these plants reflect inundation by tides.

1WW 1099



Connecticut Department of
**ENERGY &
ENVIRONMENTAL
PROTECTION**

GIS CODE #: _____
For DEEP Use Only

79 Elm Street • Hartford, CT 06106-5127

www.ct.gov/deep

Affirmative Action/Equal Opportunity Employer

Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete and mail this form in accordance with the instructions on pages 2 and 3 to:

DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106

Incomplete or incomprehensible forms will be mailed back to the Inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

1. DATE ACTION WAS TAKEN: year: _____ month: _____

2. ACTION TAKEN (see instructions, only use one code): _____

3. WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐

4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:

(print name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

5. TOWN IN WHICH THE ACTION IS OCCURRING (print name): WEST HARTFORD

does this project cross municipal boundaries (check one)? yes ☐ no ☒

if yes, list the other town(s) in which the action is occurring (print name(s)): _____

6. LOCATION (see instructions for information): USGS quad name: HARTFORD NORTH or number: 37

subregional drainage basin number: 4403

7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): SHAWN HARRINGTON (Senior Vice Pres. of Finance & Strategy)

8. NAME & ADDRESS / LOCATION OF PROJECT SITE (print information): 1678 ASYLUM AVENUE

briefly describe the action/project/activity (check and print information): temporary ☐ permanent ☒ description: _____

REMOVAL OF EXISTING RUNNING TRACK AND REPLACEMENT OF NATURAL GRASS ATHLETIC FIELD WITH SYNTHETIC TURF FIELD.

9. ACTIVITY PURPOSE CODE (see instructions, only use one code): P

10. ACTIVITY TYPE CODE(S) (see instructions for codes): 1, 2, 10, 12

11. WETLAND / WATERCOURSE AREA ALTERED (must provide acres or linear feet):

wetlands: 0 acres open water body: 0 acres stream: 0 linear feet

12. UPLAND AREA ALTERED (must provide acres): 3.1 acres

13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

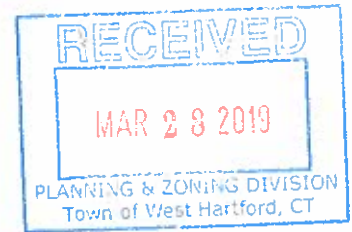
DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO



03.28.19

Catherine Dorau
Associate Planner
Town of West Hartford
50 South Main Street
West Hartford, CT 06107-2485

Subject: 1678 Asylum Avenue – University of Saint Joseph
Wetland Map Amendment – IWW # 1099
Wetland Regulated Activity – IWWA # 1100
Special Use Permit – SUP # 1336

Dear Catherine,
In response to your email dated 3.26.19 regarding the University of Saint Joseph Athletic Field Renovation Project, we offer the following responses and comments.

Wetland Map Amendment IWW #1099:

1. A wetland map amendment signed by the professionals responsible for the information should be submitted no later than Friday, March 29th.

Response: Soil Science Environmental Services will provide the signed wetland map agreement by Friday, March 29th as requested.

Wetland Regulated Activity IWW #1100 & Special Use Permit #1336:

2. Page #4 of the Resubmission Documents for Wetland Map Amendment (IWW #1099) and IWWA Regulated Activity Permit (#1100) states that the existing athletic field light poles are 35 feet high. This conflicts with information in the Resubmission Documents for Special Use Permit (#1336) – the last page from Mr. Harrington to Mr. Rost dated March 15, 2019 stating the current lights are 60 feet high. This should be clarified.

Response: The six (6) existing athletic field light poles are 60'-0" in height. Documents have been updated accordingly.

3. The proposed light poles should be detailed on the plans. Please submit a detail sheet for the proposed lights (see attached sample of a similar type installation) and should also be included on any final plan set. The original description of the lights called for 80 feet – the March 22nd narrative materials is describing 70 feet. Please clarify – the detail sheet and narrative should be the same.

Response: The height of the proposed new athletic field light poles has been reduced from 80'-0" down to 70'-0". Documents have been updated accordingly.

4. Please note, the photometric plan submitted (ES101) still shows illumination onto the abutting properties. The lights should be adjusted or shielded to maintain '0' foot-candles.

Response: The University is working with the field lighting manufacturer on strategies to obtain a '0' foot-candle level along the western property line. The computer modeling of the photometric light levels is unable to factor in the dense stand of existing vegetation along this property line. As a result, the calculations shown on the plans do not depict the exact light level that will be distributed.

5. Exhibit B in the Resubmission Documents for Special Use Permit (#1336) states the following: Restrictions on Sound – "The public address system will not be used for practices." In the Response Letter to Catherine Dorau (dated 03.22.19), line item #8 states: "No sound system is proposed as part of this project." This should be clarified.

Response: The public address system will only be used during games. Please disregard 'Response No. 8' from the Response Letter dated 03.22.19.

6. The stormwater management storm-filter system plans and details should be submitted no later than noon Thursday, March 28th.

Response: Stormwater management revisions have been made to Drawing CU101 and CU501 to highlight the proposed storm filter system.

7. Details of the scoreboard should be submitted. (Refer to Response Letter dated 3/21/19, item #7)

Response: Scoreboard foundation detail has been added to Drawing CL501. Additional standard scoreboard details are included in Exhibit G. Details shown on Drawing CL501 are for reference only, and shall be coordinated with the Site Contractor and scoreboard manufacturer during the construction process.

8. The last sheet on the Resubmission Documents for Wetland Map Amendment (IWW #1099) and IWWA Regulated Activity Permit (#1100) shows a picture of the scoreboard which should have the dimensions. This information should be included on the final plan set.

Response: Dimensions of the existing scoreboard to be relocated have been shown on Drawing CL101.

9. Final plans should add as a note on sheets CE101 and CE501 "Additional erosion control devices shall be installed around any dewatering activity areas."

Response: Note has been added to Drawing CE101 and CE501.

10. Please provide documentation on how the existing drainage basin will be maintained.

Response: Information on maintenance activities has been added to the project narrative and is included in this resubmission.

1678 Asylum Avenue – University of Saint Joseph
03.28.19
Page 3 of 3

Please feel free to contact me with any questions or if you require any further information. We look forward to continuing to work with the Town of West Hartford on this important project for the University of Saint Joseph.

Sincerely,



John McMeeking, RLA
SMRT Architects and Engineers
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Andover, MA 01810
(p): 207.321.3960
(f): 207.772.1070
(e): jmcmeeking@smrtinc.com

APRIL 1, 2019 – TPZ Items: 8, 10, & 11

Agenda

**Town of West Hartford
Conservation and Environment Commission
Meeting Agenda
March 25, 2019, 7:00 PM
Town Hall, Council Chambers, Room 314**

The Commission was called to order at 7:05 P.M.

1. Roll Call, Commission members present: Stefanie Keohane, Matt Macunas, Ted Newton, Emilee Scott
2. Old Business: T. Newton moved to adopt the minutes from the from January 2, 2019 meeting, and E. Scott seconded.
3. New Business:

TPZ #8

- **380 Tunxis Road (a.k.a. Middle Road, Farmington)** – Application (IWW#1097) of Orchard Heights Developers, LLC, (R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland area. The applicant is proposing a six (6) lot subdivision with associated site improvements, including a proposed public cul-de-sac street, storm water/drainage and site grading on an approximately 2.6 acre parcel of land. Much of the proposed work is within the 150' upland review areas. (Submitted for IWWA receipt on March 4, 2019.)

Applicant was represented by Alan Bongiovanni, Orchard Heights Development, LLC. The property consists of 2.6 acres located in the in R10 zone, and includes one single-family residence surrounded by manicured lawn. Applicant intends to create six single-family residential lots accessed by a new 350-foot road connecting to Tunxis Road. The Applicant is in the process of determining whether water will be provided by wells or by the MDC system.

The property generally slopes west to east, with a high point in the middle. Cutting will be done along the western side of the property, in the rear of the planned residences, to allow the residences to be level with the proposed street. The Applicant received a number of technical comments from the Town and is in the process of addressing them. Applicant will ask for a waiver of sidewalk requirements, as no sidewalks exist in the area.

- **Additional Discussion** – The Commission discussed possible opportunities for coordination with other Town bodies focusing on environmental and sustainability matters.

4. Meeting Adjournment at 7:49 (motion by E. Scott, seconded by T. Newton).